153.0	0003	0005.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 812,600 / 812,600
					USE VALUE: 812,600 / 812,600
					ASSESSED: 812,600 / 812,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		FAYETTE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONOVAN KEVIN/ETAL
Owner 2:	DONOVAN FREDERIQUE
Owner 3:	
Street 1:	33 ROTACHSTRASSE
Street 2:	8003 ZURICH
Twn/City:	SWITZERLAND
St/Prov:	Cntry: Own Occ: N
Postal:	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .151 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Vinyl Exterior and 2178 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6593.000	318,400		494,200	812,600
Total Card	0.151	318,400		494,200	812,600
Total Parcel	0.151	318,400		494,200	812,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.09 | /Parcel: 373.09

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 101632

GIS Ref

GIS Ref

Insp Date 04/26/18

!12004!

PREVIOUS ASSESSMENT

Parcel ID 153.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	318,400	0	6,593.	494,200	812,600		Year end	12/23/2021
2021	101	FV	309,500	0	6,593.	494,200	803,700		Year End Roll	12/10/2020
2020	101	FV	309,600	0	6,593.	494,200	803,800	803,800	Year End Roll	12/18/2019
2019	101	FV	236,300	0	6,593.	463,300	699,600	699,600	Year End Roll	1/3/2019
2018	101	FV	214,100	0	6,593.	383,000	597,100	597,100	Year End Roll	12/20/2017
2017	101	FV	214,100	0	6,593.	352,100	566,200	566,200	Year End Roll	1/3/2017
2016	101	FV	214,100	0	6,593.	321,300	535,400	535,400	Year End	1/4/2016
2015	101	FV	201,300	0	6,593.	315,100	516,400	516,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:38:53

LAST REV

Date	Time
10/27/21	14:20:32
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12004

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAHER LAWRENCE	1159-105		7/31/1996		267,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/27/2012	945	Manual						INSTALL EXHAUST FA
7/27/2012	946	Redo Bat	12,000					2ND FLOOR BATH
8/9/2011	834	Re-Roof	12,500					
10/2/2008	1262	New Wind	10,800					
6/9/2005	466	Manual	2,500					fence
7/26/1999	466	Manual	2,000					REPLACE 2 WINDOWS
5/6/1994	170	Manual	3,200					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2021	USPS	JO	Jenny O
4/26/2018	MEAS&NOTICE	BS	Barbara S
11/5/2008	Meas/Inspect	189	PATRIOT
1/7/2000	Inspected	263	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	272	PATRIOT
7/22/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	101632
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6593		Sq. Ft.	Site		0	80.	0.94	9									494,232						494,200	

Total AC/HA:	0.15135	Total SF/SM:	6593	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	494,232	Spl Credit		Total:	494,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	30.08	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.27388585
Const Adj.:	0.98990101
Adj $ / SQ:	176.543
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	455425
Depreciation:	136992
Depreciated Total:	318433

COMMENTS

PDAS. OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

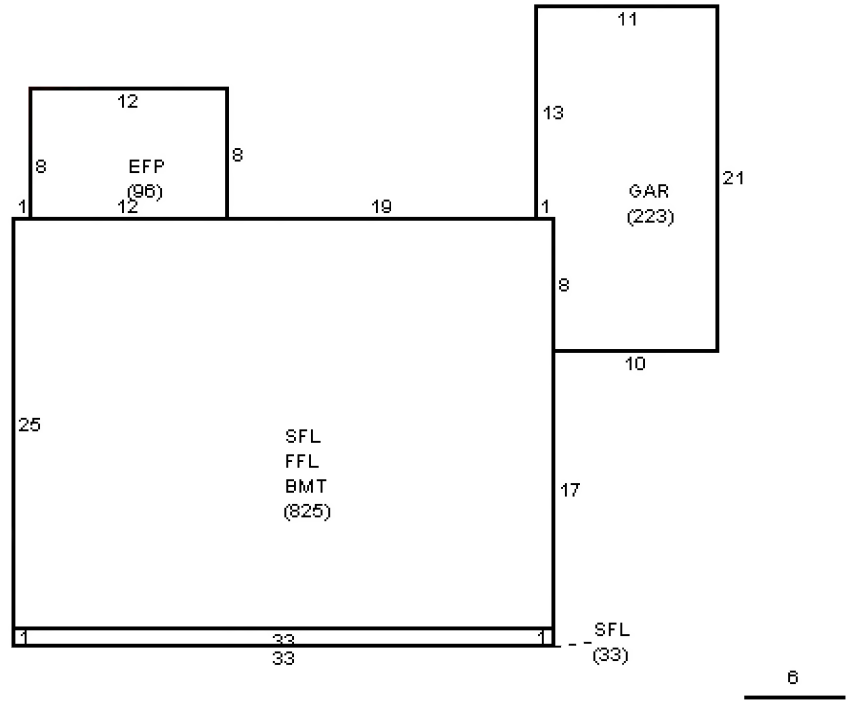
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	176.54
Special Features:	0	Val/Su Net:	112.63
Final Total:	318400	Val/Su SzAd	189.19

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	858	176.540	151,474
BMT	Basement	825	73.620	60,735
FFL	First Floor	825	176.540	145,648
GAR	Garage	223	25.950	5,786
EFP	Enclos Porch	96	55.020	5,282

Net Sketched Area:	2,827	Total:	368,925
Size Ad	1683	Gross Area	2827	FinArea	2178
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

153.0-0003-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	